

PLANNING COMMISSION REPORT



MEETING DATE: September 27, 2006 ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Accessory Buildings and Structures - 10-TA-2006**

REQUEST Request to approve for a Text Amendment to Scottsdale Zoning Ordinance (455) to amend Article VII. General Provisions Section(s) 7.200.A. General Provisions/Additional Area Regulations/Accessory Buildings. The purpose of this text amendment is to maintain the relative scale of the main buildings and accessory buildings on single-family lots of 43,000 square feet or smaller.

Key Items for Consideration:

- Current development standards allow for accessory structures that can potentially be taller and more significant in size and mass than the primary residence on the lot.
- In large lot areas where there is substantial room on the lot for various accessory buildings, it is more common and accepted to have barns, garages, and other such buildings that may be taller and larger than the primary residence but are in keeping with the rural and equestrian lifestyle found in such neighborhoods.

APPLICANT CONTACT Don Hadder
City of Scottsdale
480-312-2352

LOCATION City-wide

BACKGROUND **Zoning.**
This text is a part of the General Provisions section that applies to single family and two-family districts. The language will limit this provision to lots that are less than 43,000 square feet in size. This would affect over half of the land zoned for single-family uses in the city.

The current development standards were established in 1969 when the base Zoning Ordinance was adopted. At that time, there were no R1-70, R1-130 or R1-190 districts in the Scottsdale zoning ordinance. In addition, most of the homes in the city were less than 12 years old and the concept of redevelopment or rebuilding existing homes was not considered.

Across many neighborhoods in Scottsdale the heights of existing buildings is well below what the Zoning Ordinance allows, which is typically 30 feet. In most of these areas the homes were built by a single home builder and the construction type and character of the homes is consistent over the whole area. Building heights for many of these neighborhoods often range from 16 to 21

feet. So far in the vast majority of these traditional neighborhoods the homes retain their original height, even though there is no deed restriction limiting the allowed heights.

Over the past decade as home and land prices have risen and the number of homes that are over 30 years old has risen dramatically, the interest in building additional improvements to provide for hobbies, expand homes and achieve more on-site storage has increased. One option is to add accessory buildings on the lot. The current development standards did not anticipate the intensity and mass that such structures could possibly attain.

Recently as the result of complaints by neighbors, planning staff have found examples of structures being built that are out of scale with the existing primary residences on the lot and with the surrounding homes in the neighborhood. These structures can impact other homes in the neighborhood by eliminating viewsheds, creating undesired shadowing on adjacent properties and creating views from such structures onto other properties where heretofore there have not been such views. It is important to establish and maintain a predictable character in a neighborhood setting in order to sustain the health and stability of the neighborhood.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The purpose of this text amendment is to assure that accessory structures on a small to medium sized single-family lot are keeping within the relative scale of existing improvements on the lot.

IMPACT ANALYSIS

Open space, scenic corridors.

This requirement will protect vertical openness but could result in somewhat higher coverage by structures on a lot.

Policy Implications.

This proposal helps to maintain the character and scale of single-family neighborhoods across the city. It also allows equestrian and other types of improvements to occur where they are most typical and there is enough lot area to provide buffering and transitioning for accessory buildings.

Community Involvement.

There has been a community workshop on this proposal as well as public notice provided. To date, no comments in opposition have been received.

Community Impact.

This would help to reduce neighborhood conflicts where accessory buildings are being built. Concerns have been expressed by residents when tall accessory buildings have been built on parcels near them.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department

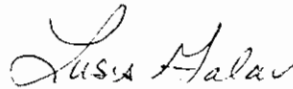
Current Planning Services

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APPROVED BY


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Current Planning Director

ATTACHMENTS

1. Proposed Language
2. Citizen Involvement

10-TA-2006

NOTE: Letters shown in lower case (Like this) indicate existing Zoning Ordinance language. Letters shown in upper case (LIKE THIS) indicate proposed Zoning Ordinance language.

Article VII. General Provisions

Sec. 7.200 Additional Area Regulations

A. *Accessory Buildings.* This section shall apply only to residential districts.

1. No accessory building shall be constructed upon a lot unless the construction of the main building has been actually commenced.
2. No accessory building shall be permitted in a required front or side yard.
3. Accessory buildings may be constructed in a rear yard, but such accessory buildings shall not occupy more than thirty (30) percent of a rear yard, except in R-5 multiple-family residential districts where the lot is used for multiple-family units, accessory buildings may occupy seventy-five (75) percent of the rear yard.
4. Accessory buildings shall not be constructed closer than two (2) feet to any side or rear lot line, except that accessory buildings within a required side or rear yard which are more than ten (10) feet in height shall be set back an additional one (1) foot for each foot of building height above ten (10) feet.
5. Accessory buildings used as a garage or carport having access from an alley shall not be located closer than fifteen (15) feet to the centerline of said alley, except that one (1) additional foot of setback shall be provided for each foot of building height above twelve (12) feet.
6. Accessory buildings used as a garage or carport having direct access from a street shall not be located closer than twenty (20) feet to the back of ultimate improvements, except that one (1) additional foot of setback shall be provided for each foot of building height above twelve (12) feet.
- 7. AN ACCESSORY BUILDING TO A SINGLE-FAMILY DWELLING OR TO A TWO-FAMILY DWELLING ON LOTS THAT ARE LESS THAN 43,000 SQUARE FEET IN SIZE SHALL NOT BE CONSTRUCTED TO A HEIGHT GREATER THAN THE MAIN BUILDING ON THE SAME LOT.**



Text Amendment Open House

August 16, 2006

Welcome,

The city of Scottsdale is currently processing several proposed changes to the Zoning Ordinance. The open house tonight is to provide you with information on three of those proposals and to give you a chance to ask questions and provide feedback.

The three proposals covered this evening are:

9-TA-2006 TEMPORARY FENCING

The purpose of this text amendment is to promote and protect the city's aesthetic quality through the use of temporary fencing with screening mechanisms for construction sites, vacant buildings and vacant land.

10-TA-2006 ACCESSORY BUILDINGS AND STRUCTURES

The purpose of this text amendment is to keep accessory buildings within the relative scale of the main buildings and adjacent buildings on single-family lots.

11-TA-2006 RESTORATION OF DAMAGED DESERT AREAS

The purpose of this text amendment is to fully achieve the provisions desired for restoring damaged desert areas in a manner that is consistent with the overall ordinance and its procedures.

The following pages will provide more detailed information on each of these proposals. Please be aware that the proposed text may change between now and adoption based on public comment and direction from elected and appointed officials. For current information, please refer to case fact sheets available online at www.scottsdaleaz.gov/codes/Zoning/update.asp.

These text amendments are tentatively scheduled for Planning Commission hearings this fall. More information will be given and public comment taken at that time. City Council hearing date(s) have not yet be scheduled.

Comment on these proposals, or any other current cases, can be emailed to projectinput@scottsdaleaz.gov. All comments received become a matter of public record and are maintained with the case file.

For more information on these text amendments, please contact Current Planning at 480-312-7000.

Thank you for coming this evening.



FACT SHEET

ACCESSORY BUILDINGS AND STRUCTURES (10-TA-2006)

This request is for a text amendment to Section(s) 7.200.A. General Provisions/Additional Area Regulations/Accessory Buildings and Section 3.100. Definitions of the City of Scottsdale Zoning Ordinance (455).

The purpose of this text amendment is to keep accessory buildings within the relative scale of the main buildings and adjacent buildings on single-family lots.

Sec. 7.200. ADDITIONAL AREA REGULATIONS.

- A. *Accessory buildings.* This section shall apply only to residential districts.
1. No accessory building shall be constructed upon a lot unless the construction of the main building has been actually commenced.
 2. No accessory building shall be permitted in a required front or side yard.
 3. Accessory buildings may be constructed in a rear yard, but such accessory buildings shall not occupy more than thirty (30) percent of a rear yard, except in R-5 multiple-family residential districts where the lot is used for multiple-family units, accessory buildings may occupy seventy-five (75) percent of the rear yard.
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 5. Accessory buildings used as a garage or carport having access from an alley shall not be located closer than fifteen (15) feet to the centerline of said alley, except that one (1) additional foot of setback shall be provided for each foot of building height above twelve (12) feet.
 6. Accessory buildings used as a garage or carport having direct access from a street shall not be located closer than twenty (20) feet to the back of ultimate improvements, except that one (1) additional foot of setback shall be provided for each foot of building height above twelve (12) feet.
 7. **NO BUILDING ACCESSORY TO A RESIDENTIAL STRUCTURE SHALL BE CONSTRUCTED TO A HEIGHT THAT EXCEEDS THE MAIN BUILDING.**